



26 June 2026

Brisbane City Council
GPO Box 1434
Brisbane, QLD 4001

RE: MINOR CHANGE APPLICATION TO DEVELOPMENT APPROVAL A005911029

Applicant	SAJI Pty Ltd (C/- Development Directive)
Land Owner	SAJI Pty Ltd
Application Number	A005911029
Application Address	175 Dutton Road, Pinkenba
Property Description	Lot 2 on RP154348

Dear Sir/Madam,

I am writing to you on behalf of the Applicant, SAJI Pty Ltd (the **Applicant**), who owns land at 175 Dutton Road, Pinkenba more particularly described as Lot 2 on RP154348 (**the site**). In accordance with section 78 of the *Planning Act 2016* (the **Act**), the Applicant seeks to make a change to existing development approval (Council ref: A005911029) on the site. The proposed change will not result in substantially different development, is a minor change for the purposes of the Act and is considered appropriate for approval.

Please find enclosed the following supporting and technical documentation:

- **Attachment 1:** Planning Act Form 5, prepared by Development Directive;
- **Attachment 2:** A005911029 5 November 2022 Applicant RFI Response; and
- **Attachment 3:** As-Constructed Plans for A005911029.

Note: the applicant is the owner, and therefore no owners consent is required.

Note: the responsible entity for this change is the assessment manager, being Brisbane City Council pursuant to section 78A(1)(b) of the Act.

Note: there were no referral agency responses associated with the Development Approval and therefore a pre-request notice has not been provided with this minor change application.¹

SITE BACKGROUND AND SURROUNDING DEVELOPMENT

SITE LOCATION

The site is comprised of one allotment and is located at 175 Dutton Road, Pinkenba, QLD, 4008, which is formally described as Lot 2 on RP154348.

The site is located at the north-eastern end of Pinkenba and is generally bordered by the Brisbane Airport and the Brisbane River near its confluence with the Moreton Bay. The site is also located within the Australia's TradeCoast under the Brisbane Industrial Strategy 2019. Development surrounding the site is generally characterised by industrial activity at varying intensities. There are a number of vacant land parcels and parcels that are generally used as outdoor storage / stockpiling yards. Higher impact industrial uses are also prevalent in the area. The site is also in close proximity to the Brisbane International Cruise Ship Terminal and the Luggage Point Sewerage Treatment Plant.

¹ Notwithstanding, there were two referrals made in relation to the original application submitted with A005911029 which only related to the 'High Impact Industry' use component which was since withdrawn. As such, these referrals are no longer relevant and therefore, no pre-request notice has been provided.



The location of the site is illustrated in Figure 1 and Figure 2.



Figure 1: Aerial image of the site.

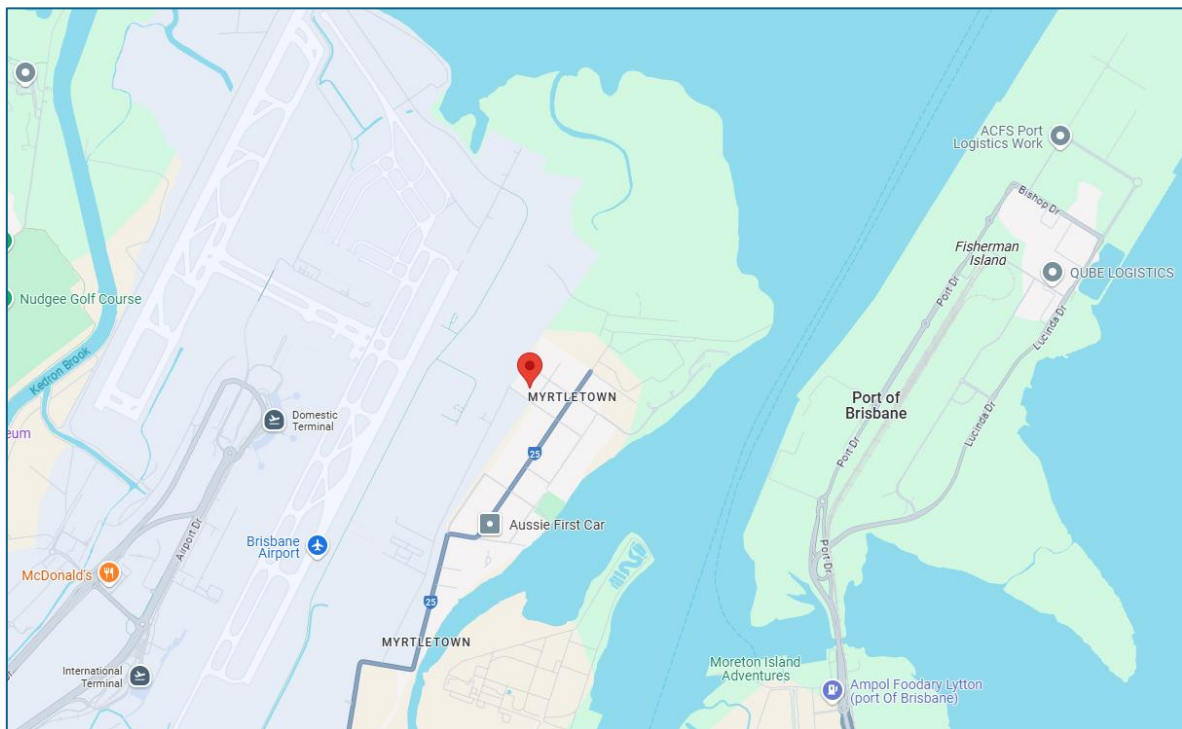


Figure 2: Extended desktop aerial of the site.

The site contains an approximate total area of 28,777m² and has frontage to two roads, being Dickinson Road to the south and Bancroft Road to the east. The frontage to Bancroft Road is approximately 167m with the frontage to Dickson Road is approximately 195m. Along these frontages, the site contains multiple access points, two from Bancroft Road and a further access point from Dickson Road. The existing accesses are gravelled and vary between approximately 6m and 8m wide.



The site is currently unimproved by permanent buildings or structures and is lawfully used as Warehouse (Outdoor Storage). The site has recently been improved by significant filling under an existing approval (A005911029) detail in in sections below which raised the level of the site to be above the Defined Flood Level (DFL).

EXISTING APPROVALS

Historical development approvals granted over the site are listed in Table 1. Most recently, Council approved Minor Change Application A006981833 on 11 June 2026. The approval amended the approved site layout under A005911029 to facilitate compliance with a number of operational conditions associated with the approved Warehouse (Outdoor Storage) use, including access arrangements, manoeuvring areas, refuse storage and driveway crossover works. Importantly, the approval did not alter the approved land use and confirmed the ongoing operation of the site for Warehouse (Outdoor Storage) purposes.

Table 1: Approval History

Council Reference	Description	Approval Date
A001644884	Carry Out Operational Work for filling and excavation	Approved by Council on 1/2/2007
A001923331	Carry Out Building Work; Material Change of Use	Approved by Council on 12/11/2008
A003494598	Carry Out Building Work; Material Change of Use	Approved by Council on 20/12/2012
A003751337	Carry Out Building Work; Material Change of Use	Approved by Council on 27/2/2014
A003825130	Material Change of Use	Approved by Council on 16/5/2014
A003870155	Carry Out Building Work; Material Change of Use	Approved by Council on 26/8/2015
A005911029	Carry Out Operational Work; Material Change of Use for Bulk Earthworks; warehouse;	Approved by Council on 9/8/2022
A006159247	Request for Compliance Assessment for Filling and/or Excavation;	Approved by Council on 3/5/2023
A006250150	Request for Compliance Assessment for Acid sulphate soils management plan;	Approved by Council on 26/4/2023
A006981833	Minor change to Material Change of Use and Operational Works Approval A005911029	Approved by Council on 11/6/2026

EXISTING USE AT SITE

A005911029 - Operational Works and Material Change of Use

Development Approval A005911029 was approved by Council on 9 August 2022 for Operational Works (Bulk Earthworks) and a Material Change of Use for a Warehouse (Outdoor Storage).

The approval facilitated the establishment of a raised and compacted development pad and associated stormwater infrastructure across the site. A review of the approval history, compliance assessment



approvals and available as-constructed information confirms that the approved earthworks have been completed.

The approval also established the lawful use of the site for Warehouse (Outdoor Storage) purposes. The site is currently operating in accordance with this approval.

Importantly, the original application material submitted in support of A005911029 included a conceptual future High Impact Industry component. However, this component was withdrawn by the Applicant during Council's assessment of the application and does not form part of the approved development. The withdrawal of the High Impact Industry component is confirmed within Council's Decision Notice and Assessment Report for A005911029.

Notwithstanding the withdrawal of this component, a number of conditions remain attached to the approval which appear to contemplate future built form, infrastructure and servicing requirements associated with the withdrawn High Impact Industry proposal rather than the approved Warehouse (Outdoor Storage) use. It is these conditions that are the subject of this Minor Change application.

A006981833 – Minor Change Application

Minor Change Approval A006981833 was approved by Council on 11 June 2026. The application sought amendments to the approved site layout associated with the approved Warehouse (Outdoor Storage) use under A005911029.

The approved changes included additional hardstand areas and associated site works to facilitate compliance with conditions relating to vehicle access, manoeuvring, refuse storage and driveway crossover requirements. Specifically, the approval addressed:

- Condition 47 - Access, Grades, Manoeuvring, Carparks, Signs and Line Marking;
- Condition 50 - Refuse Storage – On-Site Collection; and
- Condition 62 - Permanent Driveway Crossover.

Importantly, the approval did not alter the approved land use or operational characteristics of the development. Rather, it refined the approved site layout to support the ongoing operation of the approved Warehouse (Outdoor Storage) use and facilitate compliance with the existing development approval.

PROPOSED CHANGE TO DEVELOPMENT APPROVAL

The Applicant seeks to amend Development Approval A005911029 by removing a number of conditions which are no longer relevant to the approved Warehouse (Outdoor Storage) use of the site.

As outlined earlier in this report, the original application material submitted with A005911029 included a conceptual Stage 3 High Impact Industry proposal which was subsequently withdrawn during the assessment process. Notwithstanding the withdrawal of that component, a number of conditions remain attached to the approval which contemplate future built form outcomes, infrastructure works, landscaping treatments and servicing requirements that are not required for, or are inconsistent with, the approved Warehouse (Outdoor Storage) use currently operating on the site.

The Applicant therefore seeks the removal of conditions that either:

- relate to the withdrawn High Impact Industry proposal;
- are no longer required having regard to the approved and established use of the site;
- have been satisfied through the completion of approved operational works; or
- do not serve a relevant planning purpose for the ongoing operation of the approved Warehouse (Outdoor Storage) use.

CONDITIONS PROPOSED FOR REMOVAL:

- Condition 23 – Security Lighting – On Site
- Condition 25 – Limitation of Use
- Condition 31 – Ecology- Rehabilitation
- Condition 32 – Streetscape Works – Industrial Street



- Condition 33 – Landscape the Site – Self Certification
- Condition 46 – Retaining Walls
- Condition 52 – On-site Wastewater Treatment System
- Condition 56 – Street Lighting
- Condition 60 – Internal Fire Main

CONDITIONS PROPOSED FOR AMENDMENT:

- Condition 54 – Work for Stormwater Network (Non-Trunk)

DEALING WITH EACH CHANGE

Assessment and positions on each change sought have been provided in **Error! Reference source not found.**

Table 2: Assessment of Proposed Changes

Condition	Change Sought	Justification
Condition 23 - Security Lighting - On Site	Remove Condition 23.	Condition 23 requires the provision of security lighting associated with the future development of the site. The approved Warehouse (Outdoor Storage) use does not include built form or operational characteristics that necessitate the installation of security lighting infrastructure. The condition contemplates a more intensive form of industrial development than that approved and is therefore no longer relevant to the approved use of the site.
Condition 25 - Limitation of Use	Remove Condition 25.	<p>Condition 25 limits the approved Warehouse (Outdoor Storage) use to a maximum period of ten (10) years. The approved use has been lawfully established and is currently operating in accordance with Development Approval A005911029.</p> <p>The stated purpose of the condition is to preserve the intent of the Myrtle town Precinct of the Pinkenba-Eagle Farm Neighbourhood Plan. In this regard, the neighbourhood plan expressly contemplates interim storage yard uses where such development does not prejudice or hinder the future establishment of higher-order industrial development within the precinct.</p> <p>The approved Warehouse (Outdoor Storage) use is consistent with this intent and does not sterilise the site, prejudice future redevelopment opportunities, or compromise the site's ability to accommodate higher-order industrial uses in the future. A review of comparable approvals within the Myrtle town Precinct demonstrates that Council has approved a range of Warehouse, Transport Depot, Parking Station and Medium Impact Industry uses without imposing equivalent temporal limitations.</p> <p>Accordingly, Condition 25 is not necessary to preserve the intent of the precinct and no longer serves a relevant planning purpose having regard to the established and ongoing use of the site.</p>
Condition 31 – Rehabilitation	Remove Condition 31.	Condition 31 requires rehabilitation works in accordance with the approved Concept Rehabilitation Plan. The site has been developed and is currently operating as an approved Warehouse (Outdoor Storage) use. The



		rehabilitation outcomes contemplated by the condition relate to development scenarios and site treatments that are no longer relevant to the approved and established use of the site. Removal of the condition will not result in any adverse environmental or amenity impacts.
Condition 32 – Streetscape Works – Industrial Street	Remove Condition 32.	Condition 32 requires streetscape works including footpaths, turfing and street tree planting. The condition appears to contemplate a future industrial development outcome involving buildings and urban frontage treatments. Such works are not required for the operation of the approved Warehouse (Outdoor Storage) use and their removal will not adversely impact the functionality of the road network or surrounding development.
Condition 33 – Landscape / Concept Landscape Plan	Remove Condition 33	The approved landscape concept plan was prepared in support of a broader development outcome, including the conceptual High Impact Industry component that was subsequently withdrawn from the application. The approved Warehouse (Outdoor Storage) use does not require implementation of the concept landscape treatment shown on these plans. The condition is therefore no longer relevant to the approved development.
Condition 46 – Retaining Walls	Remove Condition 46.	Condition 46 relates to retaining wall works associated with the approved bulk earthworks. The earthworks component of the approval has been completed and compliance achieved through subsequent compliance assessment processes. The condition is therefore no longer necessary having regard to the completed state of the operational works approved under A005911029.
Condition 52 – On-Site Domestic Wastewater Treatment System	Remove Condition 52.	Condition 52 requires the provision of an on-site domestic wastewater treatment system. The approved Warehouse (Outdoor Storage) use does not involve buildings, staff facilities or other development requiring the installation of such infrastructure. The condition appears to contemplate future industrial development that is not approved and is therefore unnecessary for the ongoing operation of the approved use.
Condition 54 – Work for Stormwater Network (Non-Trunk).	Amend condition 54 to reflect the stormwater infrastructure as constructed.	<p>Condition 54 requires the construction of stormwater infrastructure, including four (4) culverts beneath Bancroft Road. Subsequent detailed design and construction works have resulted in the installation of three (3) culverts, which have been constructed and are operational as part of the approved stormwater drainage network. As per the application material for A005911029, this approach appears to have been discussed and accepted by Council (see Attachment X) and has been constructed in accordance with the 'As-Constructed Plans' (see Attachment X). The proposed amendment seeks to align the wording of the condition with the infrastructure that has been lawfully constructed on site. Specifically, the change requested is as follows:</p> <ul style="list-style-type: none"> • (b) Construct non-trunk stormwater culverts (minimum 4 x 1200w x 300h with engineering calculations) to convey the subject site's



		<p>stormwater discharge flows under Bancroft Road, at the intersection of Marine Road.</p> <ul style="list-style-type: none"> (b) Construct non-trunk stormwater culverts (3 x 1200w x 300h) to convey the subject site's stormwater discharge flows under Bancroft Road at the intersection of Marine Road. <p>The amendment does not alter the approved land use, increase development yield or intensity, or result in any additional impacts. Rather, it ensures the development approval accurately reflects the approved and constructed stormwater infrastructure servicing the site.</p>
Condition 56 – Street Lighting	Remove Condition 56.	Condition 56 requires the installation of street lighting infrastructure. The condition appears to be directed towards a future industrial development scenario involving buildings and associated infrastructure. The approved Warehouse (Outdoor Storage) use does not necessitate these works and the condition is therefore no longer relevant to the approved development.
Condition 60 – Internal Fire Main	Remove Condition 60.	Condition 60 requires the provision of an internal fire main. This infrastructure would ordinarily be associated with future industrial buildings and built form development. No buildings form part of the approved Warehouse (Outdoor Storage) use and no such infrastructure is required for the lawful operation of the site. Accordingly, the condition is not relevant to the approved development and should be removed.

ARE THE CHANGES A MINOR CHANGE

The Applicant seeks a Minor Change to Development Approval A005911029 pursuant to section 78 of the Planning Act 2016.

Schedule 2 of the Planning Act 2016 defines a Minor Change as a change that:

- does not result in substantially different development;
- does not include prohibited development;
- does not require referral to a new referral agency;
- does not cause a referral agency to assess the application against, or have regard to, a new matter; and
- does not trigger public notification.

The proposed changes are limited to the removal and amendment of conditions attached to Development Approval A005911029. No changes are proposed to the approved land use, development footprint, site layout, access arrangements, operational characteristics, infrastructure demand or environmental impacts associated with the approved Warehouse (Outdoor Storage) use.

The proposed changes do not introduce prohibited development, trigger referral to a new referral agency, require assessment against any new referral matter, or result in a requirement for public notification.

Accordingly, the proposed changes satisfy the definition of a Minor Change under the Planning Act 2016.



ASSESSMENT OF MINOR CHANGE

In accordance with section 81 of the Planning Act 2016, the assessment manager is required to assess the Minor Change application against the assessment benchmarks that applied to the original development application.

Development Approval A005911029 was approved for Operational Works (Bulk Earthworks) and a Material Change of Use for a Warehouse (Outdoor Storage). The proposed changes do not alter the approved use or the physical form of development on the site. Rather, the application seeks to remove and amend conditions that are either no longer relevant to the approved development, relate to development outcomes that are not approved, or require updating to reflect infrastructure that has been lawfully constructed on site.

Having regard to the nature of the proposed changes, it is submitted that:

- sufficient information has been provided for the assessment manager to assess the proposed Minor Change;
- the proposed changes do not alter the approved development outcome;
- the proposed changes do not give rise to any new or increased impacts; and
- the proposed changes remain consistent with the intent of the approval and the applicable planning framework.

Accordingly, the proposed Minor Change is considered appropriate and should be approved.

CHANGES TO APPROVED PLANS

The proposed Minor Changes seeks to amend the approved plans associated with Development Approval A006981833 insofar as they reference the construction of non-trunk stormwater infrastructure being a minimum of 4 x 1200w x 300h culverts. As described above, and as accepted by Council, this should be amended to reflect the 'As-Constructed' infrastructure of **'3 x 1200w x 300h** culverts.

The plans required to be amended in red to reflect the above change are as follows:

- *'Myrtletown Concept Road and Drainage Plan'* – Revision 2.2 – October 2018 – Amended in Red by Council dated 4/08/2022 and approved as part of Minor Change A006981833 dated 11/06/2026;
- *'Internal Siteworks and Drainage Layout Plan Stage 1 Sheet 1 (21-3169-C101, Rev C)'* – Amended in Red by Council dated 04/08/2022 and approved as part of Minor Change A006981833 dated 11/06/2026; and
 - This change is to be reflected as part of the Approved Site Based Stormwater Management Plan, on the same plan referenced above (*Internal Siteworks and Drainage Layout Plan Stage 1 Sheet 1 (21-3169-C101, Rev C)*), on pages 28 and 32 which was approved as part of Minor Change A006981833.

The approved land use, site layout, access arrangements, hardstand areas and operational characteristics of the approved Warehouse (Outdoor Storage) use remain unchanged. Accordingly, all approved plans are proposed to remain in effect.

CHANGES TO CONDITIONS OF APPROVAL

The proposed Minor Change seeks the removal and amendment of a number of conditions attached to Development Approval A005911029.

The proposed changes are limited to conditions that are either no longer relevant to the approved Warehouse (Outdoor Storage) use, relate to development outcomes that do not form part of the approved development, have been satisfied through completed works, or require amendment to reflect infrastructure that has been lawfully constructed on site.

The conditions proposed to be removed or amended are identified in Table 2 and comprise:

- Condition 23 – Security Lighting – On Site;



- Condition 25 – Limitation of Use;
- Condition 31 – Ecology Rehabilitation;
- Condition 32 – Streetscape Works – Industrial Street;
- Condition 33 – Landscape the Site – Self Certification;
- Condition 46 – Retaining Walls;
- Condition 52 – On-site Wastewater Treatment System;
- Condition 54 – Work for Stormwater Network (Non-Trunk) (amendment only);
- Condition 56 – Street Lighting; and
- Condition 60 – Internal Fire Main.

CONCLUSION & RECOMMENDATIONS

It has been demonstrated that the proposed changes are rightly considered as a minor change. This minor change application will not materially change or alter the current function or form of the approved development.

This minor change application should therefore be approved.

Kind Regards,

Rory Vernon
Senior Town Planner
The Development Directive Pty Ltd



SCHEDULE 1 – ASSESSMENT OF PROPOSED CHANGES AGAINST THE ACT

In accordance with section 78 of Act, this request seeks a change application for a minor change to a development approval. A minor change to a development approval is defined in Schedule 2 of the Act – Dictionary, meaning a change that –

- a. *For a development approval –*
 - i. *Would not result in substantially different development; and*
 - ii. *if a development application for the development, including the change, were made when the change application is made would not cause—*
 - A. *the inclusion of prohibited development in the application; or*
 - B. *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - C. *referral to extra referral agencies, other than to the chief executive; or*
 - D. *a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
 - E. *public notification if public notification was not required for the development application.*

With respect to the definition of a minor change, regard has been given to Schedule 1– Substantially different development of the Development Assessment Rules (**DA Rules**). An assessment of the proposed changes against Schedule 1(4) has been provided below. A change may be considered to result in a substantially different development if any of the following criteria apply to the proposed changes:

Substantially different development criteria	Response
(a) involves a new use; or	Complies The proposed changes do not involve a new use and support the continued operation of the approved Warehouse (Outdoor Storage) use.
(b) results in the application applying to a new parcel of land; or	Complies The proposed changes do not apply to any additional land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies No changes are proposed to the approved built form, site layout, scale, bulk or appearance of the development.
(d) changes the ability of the proposed development to operate as intended; or	Complies The proposed changes do not alter the approved operation of the Warehouse (Outdoor Storage) use.
(e) removes a component that is integral to the operation of the development; or	Complies The proposed changes do not remove any component that is integral to the operation of the approved development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The proposed changes will not increase traffic generation or alter access arrangements approved under A006981833.
(g) introduces new impacts or increase the severity of known impacts; or	Complies The proposed changes do not introduce any new impacts or increase the severity of existing impacts.



Substantially different development criteria	Response
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies The proposed changes do not remove any incentive or offset component associated with the approval.
(i) impacts on infrastructure provisions.	Complies The proposed changes do not alter the infrastructure demands or servicing arrangements associated with the approved development.

Based on the above assessment, the proposed changes do not result in substantially different development.

Furthermore, the proposed changes satisfy part (ii) of the Minor Change definition as outlined below,

If a development application for the development, including the change, were made when the change application is made would not cause—	Response
(A) The inclusion of prohibited development in the application; or	The proposed changes do not involve prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	The proposed changes do not trigger referral to a new referral agency.
(C) referral to extra referral agencies, other than to the chief executive; or	The proposed changes do not trigger referral to any additional referral agencies.
(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	The proposed changes do not require assessment against any new referral matter.
(E) public notification if public notification was not required for the development application	The proposed changes do not trigger public notification.

Accordingly, the proposed changes satisfy the definition of a Minor Change under the Planning Act 2016